CASE STUDY

The Consilium Place Complex

The 4 R Hierarchy – Refuse, Reduce, Reuse & Recycle

MAKE EVERY WORKDAY EARTH DAY

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The Building

- The Consilium Place Complex, owned and operated by Menkes, and located in Scarborough, Ontario contains three commercial office buildings (more than one million square feet) and close to 4,000 occupants.
- Since 2006, Menkes' primary focus has been on implementing results-driven environmental programs and policies.

The Goal

- Reduce waste by at least 10 per cent each year.

How It Was Done

- Menkes created a Green Team with representatives from each tenant.
- Semi-annual visits to the transfer stations enabled Menkes and the Green Team to monitor the effectiveness of their waste reduction programs and identify opportunities for improvement.
- Regular meetings with the cleaning staff ensured proper sorting and diversion of waste materials.
- The waste hauler, hosted regular Recycling and Waste Reduction Seminars for tenants.
- Menkes' key waste reducing initiatives can be categorized by a 4R's hierarchy:
  - **REFUSE**
    - Key to Menkes' success has been the clear focus on "refusing" to create waste in the first place and promoting this philosophy to all its tenants and vendors.
    - As a best practice, Menkes promotes products that can be recycled and are not hazardous to the environment. An example is their "leave a skid, take a skid" policy at the loading dock. This program eliminates the creation of waste at key entry points.
  - **REDUCE**
    - Menkes hosts zero-waste tenant events by using biodegradable and recyclable products. They also have a successful organic waste program in all tenant spaces.

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- **REUSE**
  - Menkes salvages items that can be re-used, such as tenant advisory posters and signage. They contribute to the community by donating functioning equipment and furniture to charitable organizations.
  - Menkes holds events during Earth Week and Waste Reduction Week, including a raffle with prizes like bicycles, reusable coffee mugs, water bottles and lunch bags.
- **RECYCLE**
  - Menkes' comprehensive recycling program includes:
    - paper, cardboard, bottles, cans, plastics, fluorescent light bulbs, metals, and organics
    - e-waste such as cell phones, batteries, toner cartridges, computers, and communications equipment.

The Outcome

- Diversion rates went from 52 per cent (2006) to 61 per cent (2007) to 69 per cent (2009) despite a seven per cent increase in occupancy.
- Menkes' initiatives and programs have been met with positive feedback and outcomes.
- Some of the building tenants have formed their own "Green Teams" and are promoting environmental sustainability programs and initiatives as part of their work life.

To learn more about Menkes Properties and their greening programs, please visit:
www.menkes.com/templates/indust_green.htm

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